

# Kazi's

Conditional Use Permit  
Application PL-19-0023

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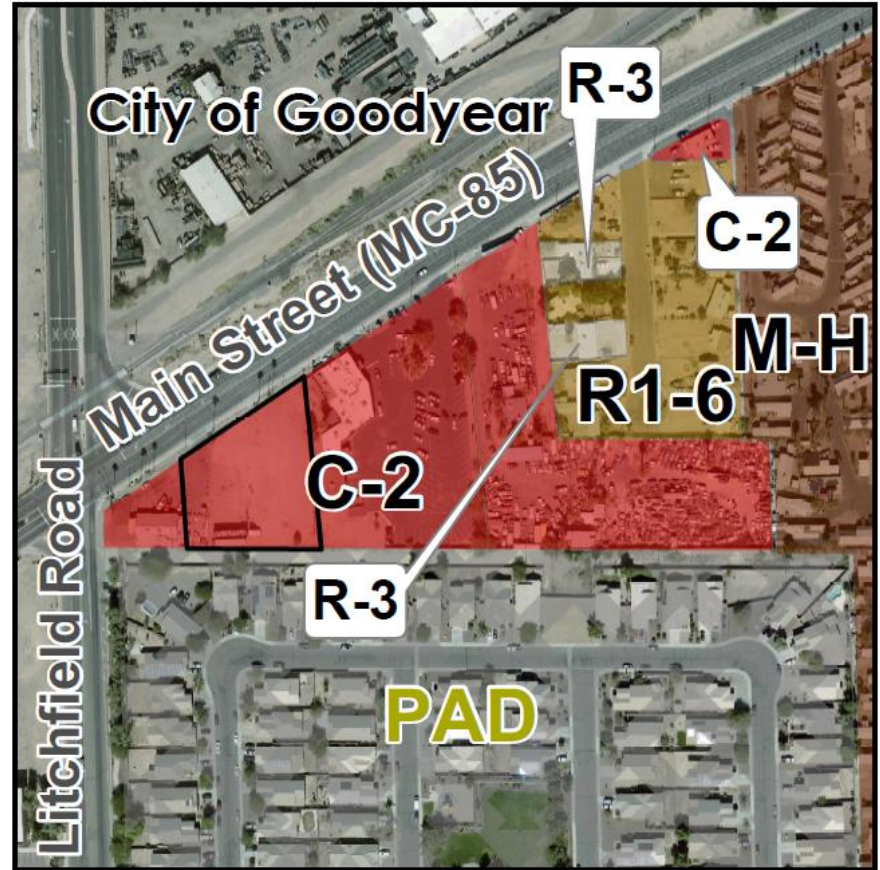
Historic Avondale Infill Overlay  
Application 18-0099

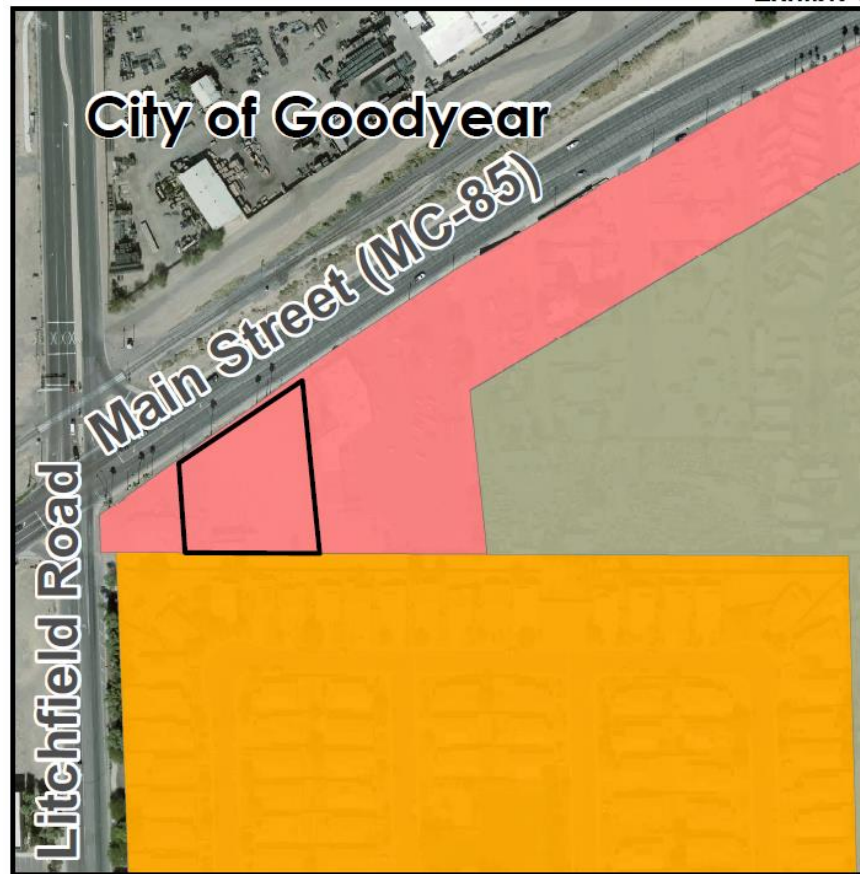


Planning Commission Meeting  
September 16, 2020

# Purpose

Review a Conditional Use Permit (CUP) application request for a gas station with a convenience store in the Community Commercial (C-2) district & review a request to apply the Historic Avondale Infill Overlay (HAIO), conduct a public hearing for each item, and forward a recommendation to City Council for each item





## General Plan Land Use Map



Industrial

Local Commercial

Medium Density Residential



Project Location



# Background

- 0.9 net acres
- Annexed in 1958
- Vacant since 1979
- Local Commercial GP Land Use Designation
- Located in Historic Avondale – Main Street Business District
- Rezoned from Multi-Family Residential (R-3) to C-2 in 2009
- CUP required for a gas station use in the C-2 district



# Request #1

- Approval of a Conditional Use Permit (CUP) for a gas station
- Construct fuel canopy with 10 pumps
- 4,503 sq. ft. convenience store with an indoor kitchen and pick-up window
- Drive-through on the rear elevation
- Hours: Mon.- Fri., 5:00 A.M.–11:00 P.M.; Sat., 6:00 A.M. – 11:00 P.M.; and Sun., 6:00 A.M. – 10:00 P.M. Fuel pumps open 24/7

# Request #2

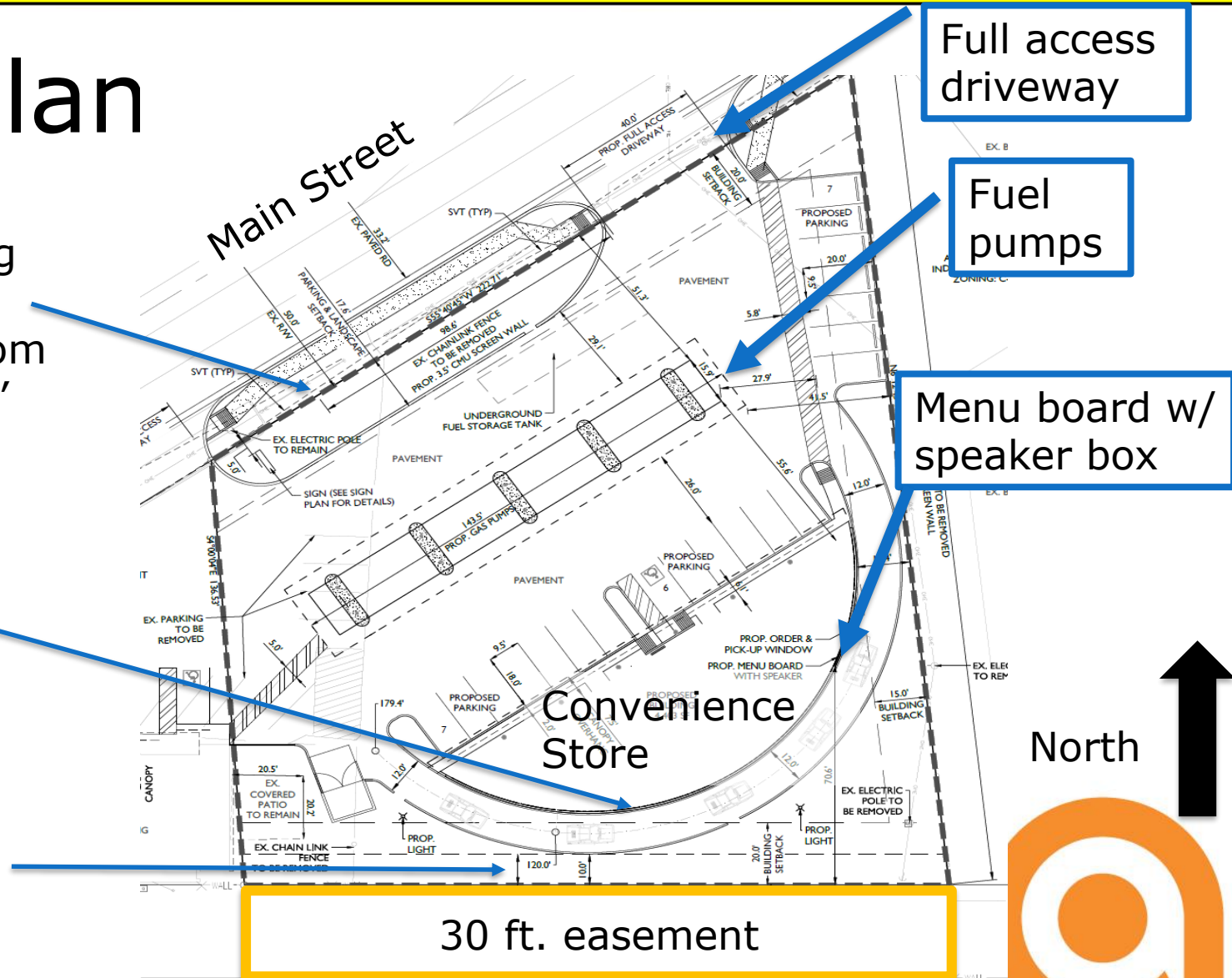
- Apply the Historic Avondale Infill Overlay (HAIO)
- The HAIO district was created to provide flexibility in development standards to facilitate infill development
- HAIO does not change the underlying zoning or the uses allowed in the zoning district and creates a unique development plan for a property

# Site Plan

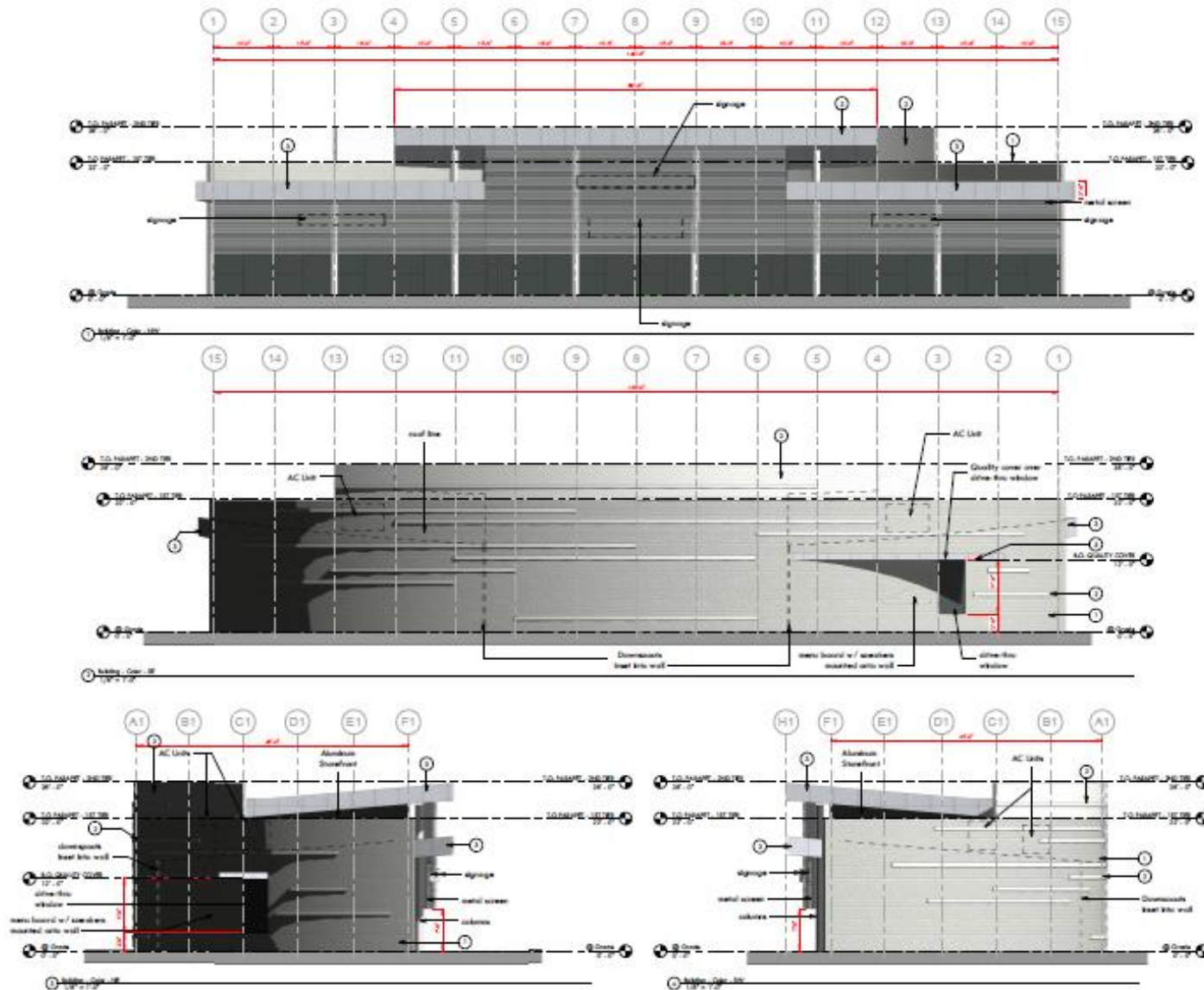
Landscape and parking setback reduced from 30' to 17.5'

Building setback from residential property line reduced from 50' to 20'

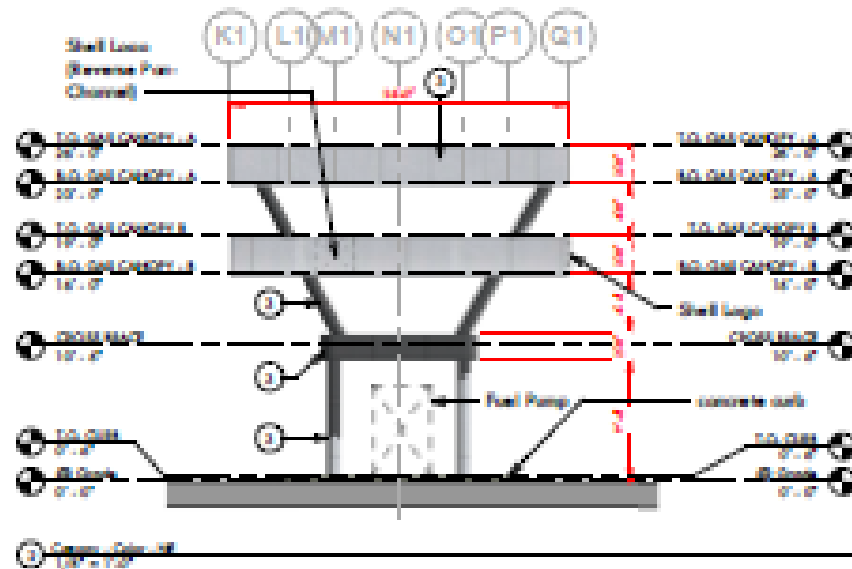
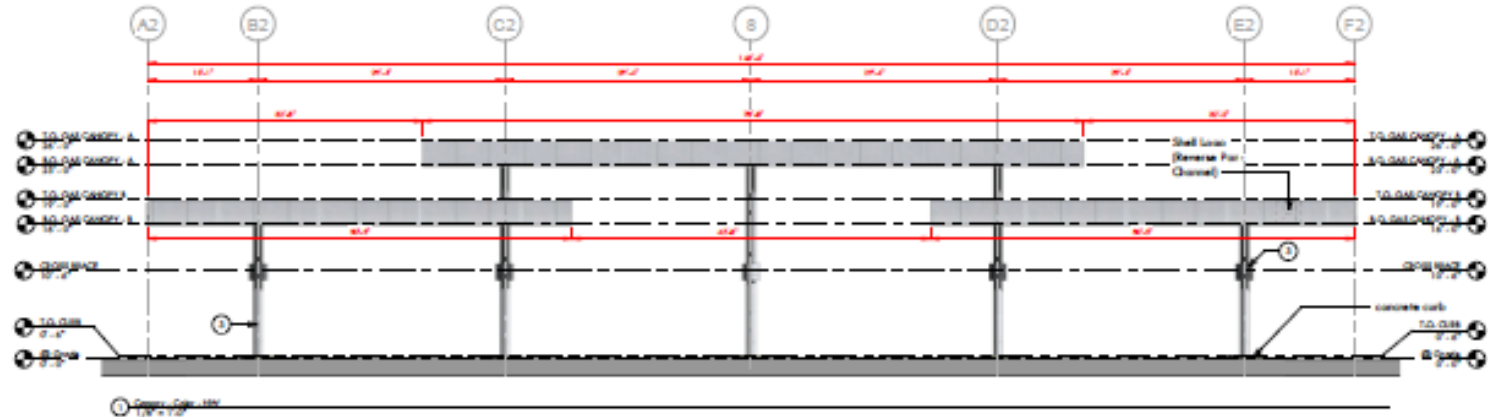
Landscape setback from residential property line reduced from 25' to 10'







# Elevations (Contd.)



# Public Participation/Notice

- All required notifications completed
- Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting July 30, 2020
  - No attendees from the public
- aVOICE: 1 comment

# Analysis (CUP)

- Consistent with GP Land Use Map designation
- Furthers objectives for development in the Main Street Business District in Historic Avondale
- Compatible with and not detrimental to surrounding uses
- Proposed site plan meets City requirements (parking, setbacks, landscaping, etc.) w/ HAIIO
- Site has appropriate access to streets
- Adverse effects mitigated through conditions of approval

# Analysis (HAIO)

- Consistent with goals of the HAIO and General Plan 2030
- Mid-century modern elements
- Development of an infill site that has remained vacant for nearly 40 years
- Administrative relief is not an option to develop the 0.9 acre lot
- Adequate buffers provided
- Pedestrian-oriented
- Significant improvement to the area in terms of architecture and landscaping



# Staff Recommendation

## **Approval of Application PL-19-0023**

Conditional Use Permit

Subject to 2 recommended conditions

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## **Approval of Application PL-18-0099**

Historic Avondale Infill Overlay

Subject to 1 recommended condition